

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 11 October 2017, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Other Infrastructure Assessments

Date: 9 October 2018 Sydney

SCHEDULE 1

Development Approval: SSD 7588 granted on 15 November 2016

For the following: A mental health service facility involving:

- site remediation works
- construction of an eight storey hospital building containing 112 beds, 25 consulting suites, treatment rooms, offices and amenities;
- 139 car parking spaces;
- identification signage;
- landscaping; and
- connections to existing infrastructure services.

Applicant: Ramsay Health Care

Consent Authority: Minister for Planning

The Land: 2 Frederick Street, St Leonards (Lot 2 DP 1212720)

Modification: **SSD 7588 MOD 2:**

- demolition of Level 08 roofing and screening under the Level 09 plant area.
- construction of an additional level of hospital related floor space on Level 08 to accommodate 24 patient rooms with ensuite bathroom, nurses station and offices, consulting rooms, group room and lounge area, two outdoor balconies inboard of the façade, plant room, and new window openings.
- construction of new roof and parapet over Level 08.
- provision of 16 additional car spaces on the western side of the ground level car park.
- revised landscaping.

SCHEDULE 2

The above approval is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the deletion of struck-out words and the insertion of **bold and underlined** words as follows:

A2. The Applicant shall carry out the development generally in accordance with the:

- a) Environmental Impact Statement entitled, 10 Herbert Street, St Leonards, Hospital prepared by JBA Urban Planning Consultants Pty Ltd, dated July 2016;
- b) Response to Submissions prepared by JBA Planning Consultants Pty Ltd dated September 2016 and accompanying attachments; and
- c) following drawings, except for:
 - i. any modifications which are Exempt or Complying Development;
 - ii. as otherwise provided by the conditions of this consent.

Architectural Drawings prepared by Silver Thomas Hanley (AUS) Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A-01-00	B	SITE ANALYSIS/LOCATION PLAN	27/01/16
A-01-01	B	EXISTING SITE PLAN	27/01/16
A-01-02	C	PROPOSED SITE PLAN	<u>24/06/16</u>
<u>STH-AR-DWG-0003</u>	<u>C</u>	<u>PROPOSED SITE PLAN</u>	<u>21/06/18</u>
A-02-00	B	DEMOLITION PLAN	27/01/16
<u>STH-AR-DWG-0004</u>	<u>D</u>	<u>DEMOLITION PLAN – LEVEL 08</u>	<u>21/06/18</u>
A2-201	F	FLOOR PLAN – GROUND	21/10/16
<u>STH-AR-DWG-0013</u>	<u>D</u>	<u>PROPOSED FLOOR PLAN - GROUND</u>	<u>21/06/18</u>
A2-202	G	FLOOR PLAN - LEVEL 01	24/06/16
A2-203	G	FLOOR PLAN - LEVEL 02	24/06/16
A2-204	G	FLOOR PLAN - LEVEL 03	24/06/16
A2-205	E	FLOOR PLAN - LEVEL 04	24/06/16
A2-206	E	FLOOR PLAN - LEVEL 05	24/06/16
A2-207	E	FLOOR PLAN - LEVEL 06	24/06/16
A2-208	E	FLOOR PLAN - LEVEL 07	24/06/16
A2-209	D	FLOOR PLAN – LEVEL 8 ROOF	24/06/16
<u>STH-AR-DWG-0021</u>	<u>D</u>	<u>PROPOSED FLOOR PLAN - LEVEL 08</u>	<u>21/06/18</u>
A2-210	D	FLOOR PLAN – LEVEL 09 ROOF PLANT	24/06/16
<u>STH-AR-DWG-0022</u>	<u>D</u>	<u>EXISTING FLOOR PLAN - LEVEL 09 ROOF PLANT</u>	<u>21/06/18</u>
A2-211	D	ROOF PLAN	24/06/16
<u>STH-AR-DWG-0023</u>	<u>D</u>	<u>EXISTING ROOF</u>	<u>21/06/18</u>
A5.001	D	ELEVATION – NORTH	24/06/16
<u>STH-AR-DWG-0024</u>	<u>D</u>	<u>PROPOSED ELEVATION - NORTH</u>	<u>21/06/18</u>
A5.002	D	ELEVATION – EAST	24/06/16
<u>STH-AR-DWG-0025</u>	<u>D</u>	<u>PROPOSED ELEVATION - EAST</u>	<u>21/06/18</u>

A5-003 <u>STH-AR-DWG-0026</u>	D <u>D</u>	ELEVATION – SOUTH <u>PROPOSED ELEVATION - SOUTH</u>	24/06/16 <u>21/06/18</u>
A5-004 <u>STH-AR-DWG-0027</u>	D <u>D</u>	ELEVATION – WEST <u>PROPOSED ELEVATION - WEST</u>	24/06/16 <u>21/06/18</u>
A-03-10	D	AREA PLANS	24/06/16
A-04-10 <u>STH-AR-DWG-0011</u>	D <u>C</u>	EXTERNAL FINISHES <u>EXTERNAL FINISHES</u>	24/06/16 <u>21/06/18</u>
A-05-00	B	SHADOW DIAGRAMS	24/06/16
Landscape Drawings prepared by <i>Site Design + Studios</i> and <i>GJS Landscape Design</i>			
Drawing No.	Revision	Name of Plan	Date
LP01	C	Landscape Plan Ground Floor	05/02/16
LP02	C	Landscape Plan Level 1	05/02/16
LP03	C	Landscape Plan Level 2	05/02/16
<u>L001-A</u>	<u>A</u>	<u>GREEN SPACE RECONFIGURATION</u>	<u>23/08/18</u>
Stormwater Drainage Drawings prepared by <i>ACOR Consultants Pty Ltd</i>			
Drawing No.	Revision	Name of Plan	Date
C1.01	A	COVER SHEET AND NOTES	16/12/16
C2.01	A	STORMWATER MANAGEMNT PLAN GROUND FLOOR	16/12/16
C2.02	A	STORMWATER MANAGEMENT PLAN LEVEL 1	16/12/16
C3.01	A	SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS	16/12/16

2. Part A – Administrative Conditions – Condition A9 is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

A9. In accordance with Division 6 of Part 4 of the Act, the Applicant shall pay section 94A monetary contributions of ~~\$487,900~~ **\$561,830** to Council. This is based on 1% of the estimated development cost of ~~\$48,790,000~~ **\$56,183,000** and the *Willoughby City Section 94A Development Contributions Plan 2011*.

To calculate the monetary contributions payable, the proposed cost of development is to be indexed to reflect quantity variations in the Building Price Index (Enterprise Bargaining Agreement) (BPI (EBA)) between the date of the Capital Investment Value Statement in the EIS and the date the levy is to be paid.

In the event that the current BPI (EBA) is less than the previous BPI (EBA), the current BPI (EBA) shall be taken as not less than the previous BPI (EBA). Evidence of payment to Council shall be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

End of Modifications to SSD 7588 MOD 2